



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Applicant:
 C/O AGENT

Application Type: FULL

Officer: David Plant

Our Reference: SMD20210674V1

District Reference: SMD/2021/0674

Date Received: 09-Mar-2022

Date Responded: 14-Apr-2022

Particulars of Development:

Demolition of existing dwellings and outbuildings and erection of 8 dwellings.

****CONSULTATION ON REVISED INFORMATION 07/03/2022****

Location of Development:

83,Folly Lane,LEEK,ST13 7DA

Recommendation Summary: Refusal

Site Visit Conducted on: 16-Mar-2022

It is impracticable to construct an access in the position indicated as proposed field access on the submitted plan that would allow the requisite visibility splays to be provided within land under the applicant's control.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when;

- access to plot 8 is provided from an alternative point;

NOTES TO PLANNING OFFICER

Previous site plan 2021-2632-11 A showed access to plot 8 from the main access to the development. Revised site plan 2021-2632-11 D shows access to plot 8 from the proposed field access. Visibility at this proposed access will be restricted by the boundary of the adjacent dwelling. While this may be acceptable for occasional use as an access by tractors and larger vehicles (not private cars) to access a field, it is not appropriate for daily use as access to a residential parking area.

If, however, you are minded to approve this layout, I recommend that previous conditions be applied with addition of:

Before the proposed development is brought into use, the access to plot 8/field access shall be surfaced in a bound material for a minimum distance of 5m rear of the carriageway edge in accordance with details to be first submitted and approved in writing by the local planning authority.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority